

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, JANUARY 2, 2018**

Location: Town Hall Annex, Second Floor, Meeting Room

Present: Allen Reedy
Adam Chapdelaine
John Maher
Brett Lambert
Bill Hayner
John Cole
Bob Jefferson

Absent: John Danizio
Patrick Goddard, Interim Facilities Manager

Guests: Rob Juusola, NV5
Regan Shields Ives, Finegold & Alexander
Lara Pfadt, Finegold & Alexander
Vivian Varbedian, JLL
Michael Lamphier, JLL
Kristin DeFrancisco, Hardy School Principal

The Chairman called the meeting to order at 7:30 P.M.

GIBBS SCHOOL

Mr. Juusola and Ms. Shields-Ives gave an update on the progress of the work. Mr. Juusola handed out the monthly Project Report for December 2017, as well as a Project Budget Summary. On a motion by Chapdelaine, seconded by Maher, the following invoices were unanimously approved:

1. Shawmut Design & Construction in the amount of \$1,636,741.55
2. NV5 in the amount of \$38,800.00
3. Horizon Engineering in the amount of \$1,900.00
4. UTS of Mass in the amount of \$5,105.75
5. UTS of Mass in the amount of \$2,469.00

The project is approximately 36% complete. There was a discussion of the adequacy of the contingency budget item. Ms. Shields-Ives and Mr. Juusola advised that they have been very pleased with the work being performed by Shawmut to date.

HARDY SCHOOL

Ms. Pfadt reported that the construction documents are complete. Ms. Varbedian presented an updated project cost estimate comparison denoted what differences exist between prior estimates. The original construction per square foot cost of \$537 from the November 2017 estimate had been reduced to \$488 in the design document stage but now stands at \$463.

Ms. Pfadt and Ms. Varbedian brought to the attention of the committee some potential issues related to handicap accessibility. A hearing with the Mass. Architectural Access Board will be held to seek variances as to when the various issues need to be addressed. There may be a potential exposure of up to \$500,000 to rectify these issues in addition to design and engineering costs.

The cost of expanding the cafeteria to serve the expanded school population is estimated at \$70,000, excluding design and consultants. The entire project budget now appears to be about 5 million dollars. On a motion by Chapdelaine, seconded by Hayner, the committee unanimously voted to add the cafeteria work to the project which would need to be done by change order since the other design documents are complete and advertised.

HOUSEKEEPING

On a motion by Cole, seconded by Hayner, the minutes of December 19, 2017 were unanimously approved with Lambert and Maher abstaining.

Whereupon a motion was made by Hayner, seconded by Maher, to adjourn and it was unanimously voted at 8:52 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem